

IN RE: PETITION FOR SPECIAL HEARING  
NE/S Yorkway 370' NW c/l  
Leeway  
(2519 Yorkway)  
12th Election District  
7th Councilmanic District

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY

Case No. 89-252 SPH  
Contract Purchaser: Landex Corp.  
Legal Owner: Ronald Gajewski  
et ux

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the nonconforming use of the subject property as a four unit apartment building in a D.R. 10.5 zone as more particularly described in Petitioner's Exhibits 1 & 7.

The Petitioner, by the Contract Purchaser, Landex, Inc., represented by David G. Johnston, appeared, testified and was represented by John B. Gontrum, Esquire. Also appearing and testifying on behalf of the Petition were Griffith Davis, a land owner, and Douglas Kennedy, a registered professional engineer, with KCM Consultants, Inc., who prepared Petitioner's Exhibit 1. Petitioner's Exhibit 1 contains additional notations placed thereon by the attorney for the Petitioner which Mr. Kennedy agrees are correct. The current property owner, Mr. Ronald Gajewski, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 2519 Yorkway, was improved by a four unit apartment building in 1943 or 1944. Testimony indicated that there are two units on the first floor of the building and two units on the second floor. The remaining portion of the basement is improved with storage and utility space. The subject property

is serviced by a rear parking area which is accessed off of a common alley. Tax records submitted into evidence show that the subject building has been assessed and transferred over the years as at least a four unit apartment building continuously and without interruption since approximately 1944. Testimony and evidence presented substantiates that the building was originally constructed as a four unit apartment building and has been used consistently as a four unit apartment building since its original development. The evidence tends to indicate the subject property was zoned "D" residential during the 1945 Baltimore County Comprehensive Zoning. The evidence further establishes that the exterior parameters of the building have not changed or been altered since the original construction.

Numerous other cases have been considered over the years for nonconforming use in the immediate vicinity. Affidavits from those cases also were introduced by Petitioner and indicate that the Yorkway units were all built at about the same time in the mid-1940s as four unit apartment buildings. Over the years some buildings have added additional units in the basement area. In almost every case, without exception, nonconforming uses have been granted for at least four units. Case No. 89-103-SPH was decided in September, 1988 for 2532 Yorkway for a similar building in the next block. Additionally, Case Nos. 88-14-SPH and 86-290-SPH found that nonconforming uses existed for at least four apartments since prior to 1945. In the instant case, the Petitioner requests a nonconforming use for the original four apartment units only.

The first issue to be determined in a nonconforming use case is whether or not the property in question was legally and permissibly developed prior to the statutory change which created the alleged nonconforming

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status. The four unit apartment building in the instant case was constructed prior to the adoption of the 1945 zoning regulations. This property is often referred to by the Petitioner and in this Opinion as an apartment building. This building is an apartment house as that term was defined in the original 1945 Baltimore County Zoning Regulations (S.C.Z.R.). That term was then defined as:

"A detached building used and/or arranged for occupancy as dwellings for three or more families as separate housekeeping units. All such housekeeping units shall have unity in use and be supplied, in common, with heat, sewerage and/or other public convenience or utilities."

There is evidence of heat and public utilities in common and an acceptable number of units. Therefore, the building does comply with the "D" residential zoning placed on the land on January 2, 1945 for an apartment house because "D" residential permitted all uses in "C" residential. "C" residential permitted apartment houses. The Petitioner has established that the building existed prior to January 2, 1945 or the beginning of zoning regulations. The building was also in compliance with the zoning from January 2, 1945 thru 1955 when the zoning was changed.

The second principal to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the property. A determination must be made as to whether or not any change that has occurred is a different use and therefore breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered nonconforming. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A2d. 96 (1978).

Clearly, the use of the subject property has not changed since 1943. The property has always been a four unit apartment building and

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there have been no changes or interruptions in that use. The subject property was also in compliance with the original "D" residential zoning for an apartment house for four (4) apartment units.

The Petitioner does not claim an expansion of this use beyond the original four apartments. The evidence establishes the apartments in the subject building have been occupied continuously and without interruption since approximately 1943 and, therefore, are nonconforming.

Pursuant to the advertising, posting of the property and public hearing held and for reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner of Baltimore County, Maryland, this 29th day of December 1988 that the Petition for Special Hearing to approve the nonconforming use of the subject property known as 2519 Yorkway as a four unit apartment building in a D.R. 10.5 zone as more particularly described in Petitioner's Exhibit 1, be and the same is hereby GRANTED.

J. Robert Haines  
Zoning Commissioner of  
Baltimore County

JRH:mmm  
cc: Peoples Counsel  
John B. Gontrum, Esquire, 809 Eastern Boulevard, Essex, Md. 21221

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Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333

J. Robert Haines  
Zoning Commissioner

December 29, 1988



Dennis F. Rasmussen  
County Executive

John B. Gontrum, Esquire  
809 Eastern Boulevard  
Essex, Maryland 21221

RE: Petition for Special Hearing  
Case #89-252-SPH  
Contract Purchaser: Landex Corporation

Dear Mr. Gontrum:

Enclosed please find the decision rendered on the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3191.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:mmm  
att:  
cc: Peoples Counsel

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as a legal non-conforming use the following buildings (each with four apartments) located on Yorkway, Baltimore County, Maryland (#2513, #2515, #2517, #2519, #2521).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Health S. Siegel, President  
(Type or Print Name)

Signature  
Landex Corporation  
250 Centerville Road, Bldg. 6  
Address

Warwick, R.I. 02886  
City and State

Attorney for Petitioner:

John Gontrum  
(Type or Print Name)

Signature

809 Eastern Blvd.  
Address

Essex, Md. 21221  
City and State

Attorney's Telephone No.: 391-686-8274

Legal Owner(s):

Ronald Gajewski, et. ux.  
(Type or Print Name)

Signature  
X Ronald Gajewski  
Signature

(Type or Print Name)

Signature

7713 Charlesmont Road  
Address

Baltimore, Maryland  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M.

J. Robert Haines  
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING 1 Day (over)  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVIEWED BY: UCR DATE 11/29

Douglas L. Kennedy, P.E.  
William K. Woody, L.S.

KCW Consultants, Inc.  
Civil Engineers and Land Surveyors

177 Reisterstown Road  
Commerce Center, Suite 175  
Baltimore, Maryland 21208  
(301) 484-0894 / 484-0963

November 29, 1988

PETITIONER/CONTRACT PURCHASER:

LANDEX CORPORATION  
250 Centerville Road, Bld. 6  
Warwick, Rhode Island 02886  
Attn: Ms. Judith Siegel  
(401) 732-5430

PROPERTY DESCRIPTION TO ACCOMPANY  
PETITION FOR SPECIAL HEARING  
12th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE FOURTH thereof, at a point on the southwesterly line of Block 8, which is also the northeasterly line of Yorkway as now laid out, distant 337.48 feet northwesterly, measured along the said southwesterly line of Block 8 from the northwesterly line of Leeway as now laid out 60 feet wide, all as shown on said Plat, and running thence north 46 degrees 31 minutes 09 seconds east 149.30 feet, part of which distance is intended to be along the center line of a party wall there situate, to intersect the southwesterly line of a 14 foot alley there situate, thence binding on the southwesterly line of said alley, northwesterly on a curve to the right with a radius of 3078.35 feet for a distance of 49.13 feet, thence south 46 degrees 31 minutes 09 seconds west 151.04 feet part of which distance is intended to be along the center line of a party wall there situate to intersect the aforesaid southwesterly line of Block 8, thence binding on the said southwesterly line of Block 8, southeasterly on a curve to the left with a radius of 765 feet for a distance of 49.04 feet to the place of beginning, the improvements thereon being known as No. 2519 Yorkway.

#2519 YORKWAY Acc. #12-13-043442

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing  
CASE NUMBER: 89-252-SPH  
NE/S Yorkway, 370' NW of c/l of Leeway (2519 Yorkway)  
12th Election District - 7th Councilmanic  
Legal Owner(s): Ronald Gajewski, et ux  
Contract Purchaser(s): Landex Corporation  
HEARING SCHEDULED: THURSDAY, DECEMBER 29, 1988 at 9:00 a.m.

SPECIAL HEARING: Nonconforming use of 2519 Yorkway (four apartments).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
TOWSON, MARYLAND

District: 12TH Date of Posting: 11/14/88  
Posted for: Special Hearing  
Petitioner: Landex Corporation - Ronald Hajewski, et al.  
Location of property: NEB Yorkway, 370' NW of 12th  
2519 Yorkway  
Location of Sign: Facing Yorkway, approx 25' E. of 12th  
at property of R.H. Haines  
Remarks:  
Posted by: M. Haines Date of return: 12/19/88  
Number of Signs: 1

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

December 20, 1988



Dennis F. Rasmussen  
County Executive

Judith S. Siegel, President  
250 Centerville Road  
Building Six  
Warwick, Rhode Island 02886

RE: Case Numbers 89-249-SPH through  
89-264-SPH - Yorkway

Dear Ms. Siegel:

Upon review of the documentation which you have submitted in the above referenced cases supporting the evidence of a nonconforming use in the 16 locations on Yorkway which are the subject of the above referenced cases, I am satisfied that if all of the dwellings were constructed with four dwellings prior to January 2, 1945 that obviously an apparent nonconforming use existed at one time. Due to the extreme emergency of your mortgage obligations prior to December 31, 1988, I will provisionally approve the building permits subject to a final determination upon presentation of evidence in the hearing on December 29th. The 16 cases have been advertised and a hearing will occur on the 29th which will allow any protestants to provide any evidence in opposition to the existence of the nonconforming use.

Very truly yours,

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

December 29, 1988



Dennis F. Rasmussen  
County Executive

Community Development Administration  
45 Calvert Street  
Annapolis, Maryland 21401

Benton Mortgage Company  
531 Lyons View Drive  
Nashville, Tennessee 37919

RE: Yorkway Apartments

Gentlemen:

I have this day taken testimony and evidence with respect to the following Yorkway Apartment Buildings:

2513 Yorkway  
2515 Yorkway  
2517 Yorkway  
2519 Yorkway  
2521 Yorkway  
2523 Yorkway  
2525 Yorkway  
2527 Yorkway  
2529 Yorkway  
2531 Yorkway  
2533 Yorkway

Based on the testimony and evidence presented, I am issuing findings of fact and conclusion of law indicating that these buildings all have legal nonconforming uses as four unit apartment buildings.

The following properties 2609 Yorkway, 2619 Yorkway, 2527 Yorkway and 2529 Yorkway have all previously been found to have legal nonconforming uses. To my knowledge, there are no zoning violations outstanding on any of these buildings, and they may continue as four unit apartment buildings in conformance with the laws and regulations of Baltimore County.

Very truly yours,  
*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:rmu

**CERTIFICATE OF PUBLICATION**

OFFICE OF  
**Dundalk Eagle**

4 N. Center Place  
P.O. Box 8936  
Dundalk, Md. 21222

December 8, 1988

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hearings - Case # 89-262-SPH - P.O. #07724 - Reg. #MSD4897 - 80 Times @ \$40.00. was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one SUCCESSIVE weeks before the 9th day of DECEMBER 1988; that is to say, the same was inserted in the issues of Dec. 8, 1988

Kimbel Publication, Inc.  
per Publisher.

By \_\_\_\_\_

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., December 9, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in **THE JEFFERSONIAN**, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 8, 1988.

**THE JEFFERSONIAN,**

*S. Zerk Olson*  
Publisher

P007741  
reg M 20486  
case 89-252-SPH  
price \$35.63

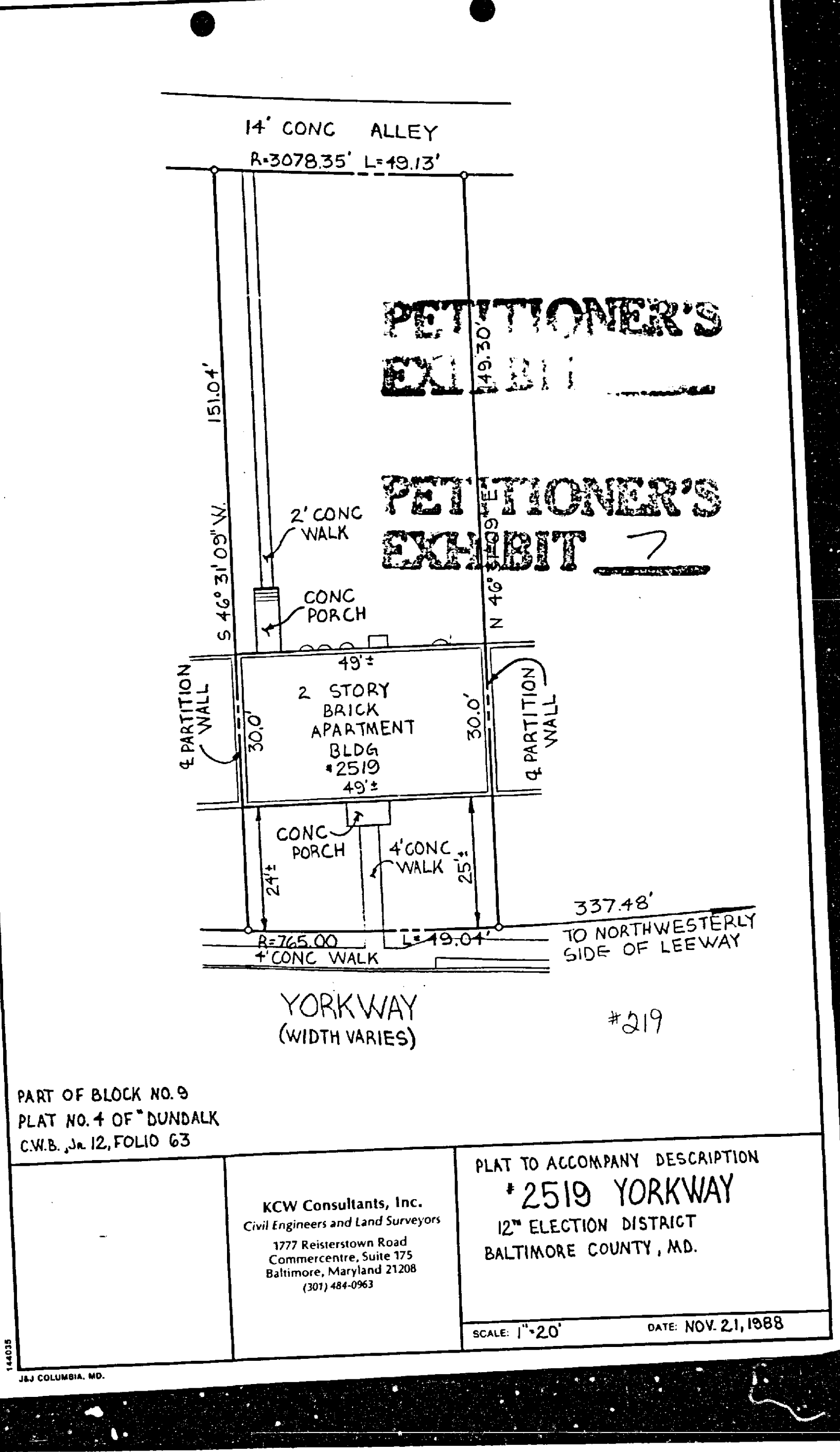
**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed rezoning of the property located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing Case Number: 89-252-SPH NEB Yorkway, 370' NW of 12th Election District 7th Councilmanic District Legal Owner(s): Ronald Hajewski, et al. Contract: Landex Corporation Landex Corporation Hearing Date: Thursday, Dec. 29, 1988 at 9:00 a.m.

Special Hearing: Nonconforming use of 2519 Yorkway (four apartments) In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for said cases shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
12-194, Dec. 8, Baltimore County



PART OF BLOCK NO. 9  
PLAT NO. 4 OF DUNDALK  
C.W.B. No. 12, FOLIO 63

KCW Consultants, Inc.  
Civil Engineers and Land Surveyors  
1777 Reisterstown Road  
Commerce Centre, Suite 175  
Baltimore, Maryland 21208  
(301) 484-9963

PLAT TO ACCOMPANY DESCRIPTION  
#2519 YORKWAY  
12TH ELECTION DISTRICT  
BALTIMORE COUNTY, MD.

SCALE: 1"=20' DATE: NOV. 21, 1988

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 11/29/88 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Judith S. Siegel, President, Landex Corp.

FOR: Filing Fee for Special Hearing (1 of 17) u/c

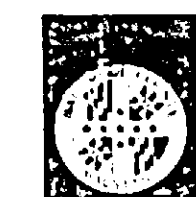
Items # 216-232 Yorkway Non-conforming apartments

VALIDATION OR SIGNATURE OF CARRIER

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

John B. Gontrum, Esq.  
809 Eastern Boverland  
Essex, Maryland 21221

DEC 12 1988



Dennis F. Rasmussen  
County Executive

RE: Petitions for Special Hearing:  
CASE NUMBERS: 89-249-SPH thru 89-264-SPH  
Your Client: Landex Corporation  
Date of Hearing: Thursday, December 29, 1988 at 9:00 a.m.

Dear Mr. Gontrum:

Please be advised that \$1,450.00 is due for advertising and posting of the above referenced properties. All fees must be paid prior to the hearings. Do not remove the sign and post(s) from the properties.

THIS FEE MUST BE PAID ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearings are scheduled to begin.

Please note that due to the number of signs to be returned, here will be no need for your client to remove and return the signs, as this office will do same.

Very truly yours,

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Mr. Walter Stealey  
Ms. Judith S. Siegel  
File

\* \$90.63 each property

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

Building Address: 2519 Yorkway  
Owner Name: Jack Park Associates  
Mailing Address: 250 Centerville Rd. Towson, Md. 21204

DATE ISSUED: 12/13/88

TERMINAL: 115 NEW ST  
BUILDING DESCRIPTION: Am Bldg Construction Co. Inc. 4100 E. 19th St. 1943  
ENGINEER OR ARCHITECT: Manager and Assoc. 6055 N. Calvert St. 21206  
OWNER CONTRACT: 2519 Yorkway 370' NW of 12th

A. TYPE OF IMPROVEMENT: RESIDENTIAL  
1. ☒ NEW ☐ REPAIR ☐ ALTERATION  
2. ☒ ZONING PROVISIONALLY APPROVES THIS PERMIT: IT IS REQUESTED THAT THE ZONING COMMISSIONER GRANT A VARIANCE TO THE ZONING ORDINANCE TO ALLOW THE PROPOSED IMPROVEMENT TO BE CONSTRUCTED ON THE GRANT OF THE ZONING COMMISSIONER.  
3. ☐ IF DENIED, THIS APPROVAL IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL CONDITION.  
4. ☐ IF DENIED, THIS APPROVAL IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL CONDITION.  
5. ☐ IF DENIED, THIS APPROVAL IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL CONDITION.  
6. ☐ IF DENIED, THIS APPROVAL IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL CONDITION.  
7. ☐ IF DENIED, THIS APPROVAL IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL CONDITION.

B. OWNERSHIP: INDIVIDUALLY OWNED  
1. ☐ INDIVIDUALLY OWNED  
2. ☐ JOINTLY OWNED  
3. ☐ PARTNERSHIP  
4. ☐ CORPORATION  
5. ☐ TRUST  
6. ☐ OTHER

C. TYPE OF USE: RESIDENTIAL  
1. ☐ SINGLE FAMILY RESIDENCE  
2. ☐ TWO FAMILY RESIDENCE  
3. ☐ THREE FAMILY RESIDENCE  
4. ☐ FOUR FAMILY RESIDENCE  
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95. ☐ NINETY FIVE FAMILY RESIDENCE  
96. ☐ NINETY SIX FAMILY RESIDENCE  
97. ☐ NINETY SEVEN FAMILY RESIDENCE  
98. ☐ NINETY EIGHT FAMILY RESIDENCE  
99. ☐ NINETY NINE FAMILY RESIDENCE  
100. ☐ HUNDRED FAMILY RESIDENCE

D. TYPE OF CONSTRUCTION: MASSIVE  
1. ☐ MASSIVE ☐ FRAME ☐ REINFORCED CONCRETE  
2. ☐ FRAME ☐ REINFORCED CONCRETE  
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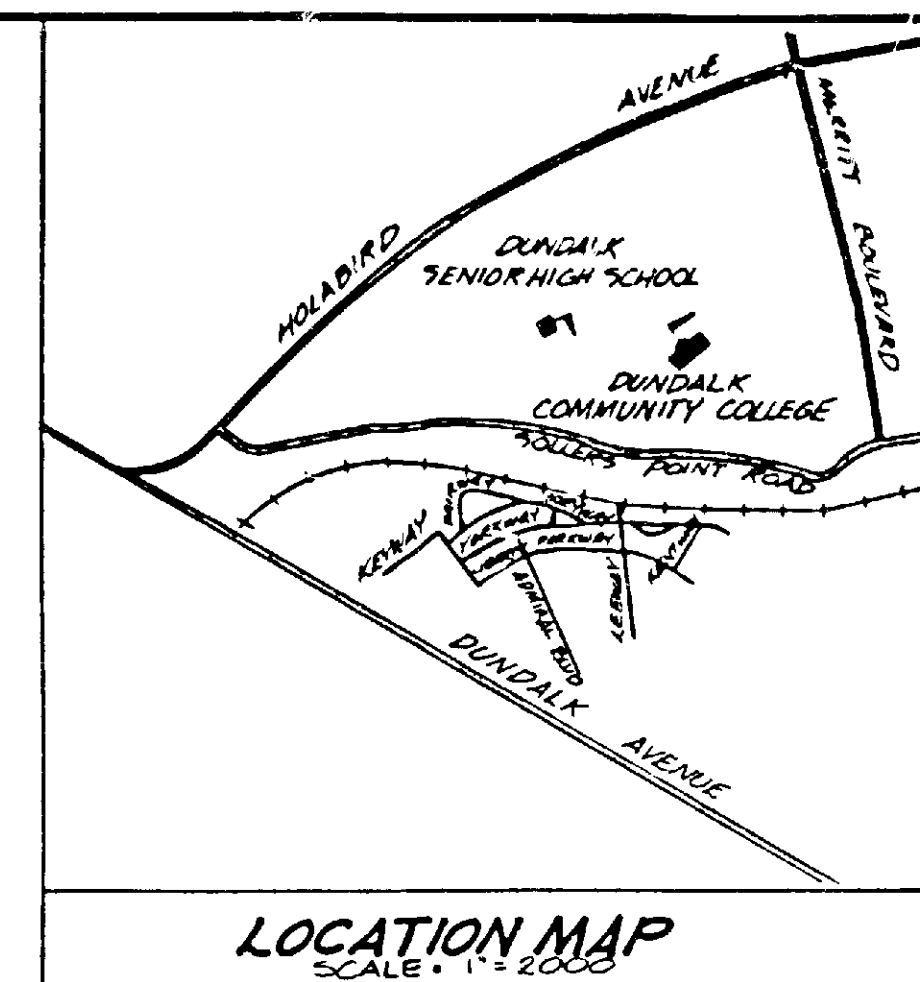
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**PETITIONER'S  
EXHIBIT 5**



PLAT NO. 4 OF "DUNDALK"  
C.W.B., JR. 12, FOLIO 63



SITE DATA

- EXISTING ZONING D.R. 10.5
  - PROPOSED ZONING D.R. 10.5
  - ALL BUILDINGS SHOWN HEREON ARE EXISTING 2-STORY BRICK APARTMENT BUILDINGS CONTAINING 4-11 BEDROOM UNITS EACH.
  - PUBLIC WATER AND SANITARY SEWER PRESENTLY SERVE THIS SITE
  - OFF-STREET PARKING REQUIRED:  
60-2 BR UNITS x 1.25 = 75  
20-1 BR UNITS x 1.25 = 25  
100 PARKING SPACES
- OFF-STREET PARKING PROVIDED: 0 PARKING SPACES

ADDRESS	OWNER	DEED REFERENCE	ACC. #
*2504 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-12-061010
*2506 YORKWAY	NATHAN J. WINSLOW ALICE E. WINSLOW	EHK JR 6338-42	12-08-004230
*2510 YORKWAY	GRIFFITH H. DAVIS	OTG 5280-112	12-10-25250
*2511 YORKWAY	CARL J. VERSTANDIG DENISE VERSTANDIG	EHK JR 6900-206	12-08-056200
*2513 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043440
*2515 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-08-002842
*2517 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043441
*2519 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043442
*2521 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043443
2527 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-18-049050
2529 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-02-073350
*2605 YORKWAY	LOUIS PUGLESE MARY JOAN PUGLESE	EHK JR 7117-127	12-11-047661
*2607 YORKWAY	LOUIS PUGLESE MARY JOAN PUGLESE	EHK JR 7105-391	12-01-069120
2609 YORKWAY	JOSEPH R. KAPICHAP	SM 7572 - 350	12-11-001230
*2611 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-248	12-01-074432
*2613 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-257	12-01-074431
*2619 YORKWAY	JOSEPH R. KAPICHAP	SM 7596-244	12-11-047740
*2625 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-263	12-18-049053
*2627 YORKWAY	MICHAEL KOZLOWSKI ELIZABETH KOZLOWSKI GLENN WILLIAM DAVIS JOHN JOSEPH DAVIS	EHK JR 6826-204	12-18-049970
*2629 YORKWAY	MICHAEL KOZLOWSKI ELIZABETH KOZLOWSKI GLENN WILLIAM DAVIS JOHN JOSEPH DAVIS	EHK JR 6726-204	12-18-049111

**PETITIONER'S  
EXHIBIT 1**

\* PLAT TO ACCOMPANY PETITION  
FOR SPECIAL HEARING

PRINTED

DEC 27 19

KCW CONSULTANTS, INC.

DEVELOPER:  
LANDEX CORPORATION  
250 CENTERVILLE RD. BLDG. F  
WARWICK, RHODE ISLAND 02886  
ATTN: MS. JUDITH SIEGEL  
(401) 732-5430

SITE PLAN

**YORK PARK**

12<sup>TH</sup> ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50' OCTOBER 20, 1988 DWG. G-1

KCW Consultants, Inc.  
Civil Engineers and Land Surveyors  
1777 Reisterstown Road  
Commercentre, Suite 175  
Baltimore, Maryland 21208  
(301) 484-0963

REVISED FRONT SETBACKS, 12/27/88  
FINAL SET, 12/6/88